

## **PLANNING COMMISSION RECORD**

### **Briefing Session**

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, November 9, 2005, 12:30 p.m., Rm 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jon Carlson, Eugene Carroll, Dick Esseks, Gerry Krieser, Roger Larson, Mary Strand and Lynn Sunderman; Melinda Pearson and Tommy Taylor absent.

**OTHERS IN ATTENDANCE:** Marvin Krout, Kent Morgan, David Cary, Mike DeKalb and Michele Abendroth of the Planning Department, Roger Figard and Randy Hoskins of Engineering Services; Peter Katt of Pierson Fitchett et al.

**STATED PURPOSE** Revision to Draft Urban Growth Tiers Map and Land Use Map

Steve Henrichsen began by stating that a Super Commons meeting was held on November 1<sup>st</sup>. At that time, they were briefed on the urban growth tiers map and the land use map as approved by the Planning Commission on October 26<sup>th</sup>. The City Council and County Board recommended one change. It is in the northeast area. They recommended that additional land be included on the south side of the interstate in the area of the East Beltway along Cornhusker Highway. A specific area was not detailed. Ultimately, it is the Planning Commission's decision on what boundaries to include.

The draft future service limit included everything on both sides of 98<sup>th</sup> Street from Fletcher up to Cornhusker Highway and included the Novartis area. It did not include any land on the south side of the interstate. The staff proposal is to increase the future service limit to show the land that is most visible on the north side of Alvo Road. Part of the recommendation is to continue to show the floodplain as green space. It is also recommended that the land generally from 112<sup>th</sup> Street to the future East Beltway should be shown as industrial and include it in the future service limit.

Strand asked where the area is that was recently annexed by Waverly. Henrichsen stated that Waverly annexed the land between Cornhusker and I-80, up to but not including, the existing interchange.

Larson asked how many acres are being added with the recommendation. Henrichsen stated that it adds about a half square mile of industrial land.

Esseks asked about the practical implications of extending the future service limit to

that area. Henrichsen stated that one of the questions is that Lincoln's three mile jurisdiction reached the area east of the existing interchange. As Waverly grew, their one-mile jurisdiction was extended up our three-mile jurisdiction. But their one-mile cannot extend into our three-mile jurisdiction. However, the Comprehensive Plan does not block Waverly from annexing into that area.

Larson asked if that area would be annexed into the City limits. Henrichsen stated that we would not consider a change to the City limits until the fall of next year when the new Plan is adopted. Masters added that the first phase of the Stevens Creek trunk sewer project is scheduled to begin in early December. There will be additional capacity in the pipeline that could serve a portion of the east side of Stevens Creek and perhaps some of the basin. With treatment capacity and pipeline capacity, we would be able to provide service within the ten-year time frame. In terms of water, we have not studied service to this area in the facilities study, nor has it been included in the Capital Improvement Program.

Larson asked about the Stevens Creek sewer extension. Masters stated that the six-year program shows that additional phases of construction would get us to about Holdrege Street. Then we can gravity serve areas around O Street.

Strand asked about the economic impact of this direction. Henrichsen stated that there are a number of sites along the interstate that have been shown to be either commercial or industrial. This would continue to keep the area along the interstate, but also grow to the northeast.

Krout stated that infrastructure, especially water, is the limiting factor. Lincoln needs to consider all costs and benefits to Lincoln as well as to the larger community.

Strand made a motion to include the area recommended by staff in the future service limit, seconded by Larson. There was general consensus from the members supporting this motion.

The meeting concluded at 12:57 p.m.

Respectfully submitted,

Michele Abendroth  
Planning Department